

# City of Mississauga

# Corporate Report



<p>Date: March 5, 2025</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: OZ/OPA 20/003 W3</p> <hr/> <p>Meeting date: March 24, 2025</p>
---	--

## Subject

### **PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)**

**Official Plan Amendment and Rezoning applications to permit two 18 storey rental apartments, containing 433 dwelling units**

**1840-1850 Bloor Street, south side of Bloor Street at Bridgewood Drive**

**Owner: 1840-1850 Bloor E (MISS) Ltd.**

**File: OZ/OPA 20/003 W3**

## Recommendation

1. That City Council amend Mississauga Official Plan to **Residential High Density – Special Site** for 1840 and 1850 Bloor Street, in accordance with the provisions contained in the staff report dated March 5, 2025 from the Commissioner of Planning and Building.
2. That City Council amend Zoning By-law 0225-2007 to **RA4-Exception** (Residential Apartment) for 1840 and 1850 Bloor Street, in accordance with the provisions contained in the staff report dated March 5, 2025 from the Commissioner of Planning and Building.
3. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.
4. That City Council's approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
5. That Council classify the lands delineated in Appendix 3 as Class 4 Area in accordance with the Environmental Noise Guidelines – Stationary and Transportation Sources – Approval and Planning (NPC – 300).

## Executive Summary

- Official plan amendment and rezoning applications have been submitted to permit two 18 storey rental apartment buildings with 433 units and to retain the existing two 14 storey rental apartment buildings at 1840 and 1850 Bloor Street
- The applicant has conducted extensive technical analysis and made revisions to the proposal to address issues raised at the Public Meeting and by City staff and external agencies, including:
  - Refining the internal road network and pedestrian circulation network on-site
  - Delineating the Class 4 Area under the NPC-300 Environmental Noise Guidelines
- The southerly property line coincides with the limit of the Dixie Employment Area and, therefore, the proposed development is unable to comply with the applicable Provincial environmental noise guideline for residential uses. As such, the applicant is requesting the use of the Class 4 area classification for the two proposed buildings.
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint and recommend that the applications be approved

## Background

A public meeting was held by the Planning and Development Committee on July 27, 2020, at which time an Information Report ([refer](#) to Appendix 1) was received for information. Recommendation PDC-0024-2020 was then adopted by Council on August 5, 2020.

1. That the report dated July 3, 2020, from the Commissioner of Planning and Building regarding the applications by 1840-1850 Bloor E (MISS) Ltd. to permit two 18 storey rental apartment buildings, under File OZ 20/003 W3, 1840 and 1850 Bloor Street, be received for information.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the applications. Given the amount of time since the public meeting, full notification was provided.



Aerial Image of 1840 and 1850 Bloor Street

## Comments

### COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on April 10, 2020. A community meeting was held by Ward 3 Councillor, Chris Fonseca, on August 14, 2019. No residents attended the meeting but eight written submissions were received.

Supporting studies were posted on the City's website at

<http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on July 27, 2020. One member of the public made a deputation regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

## PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Provincial Planning Statement (PPS) 2024 came into effect on October 20, 2024, replacing the Provincial Policy Statement 2020 and the Growth Plan for the Greater Golden Horseshoe. This new policy statement marks a significant shift in Ontario's land use planning by consolidating the two frameworks into a single, province-wide document. The update aims to streamline policies and place greater responsibility on municipalities to manage growth locally, with a focus on intensification, housing development, and transit supportive communities. The new PPS provides direction on land use planning by ensuring that municipal decisions align with provincial interests such as promoting efficient land use, encouraging diverse housing options, and supporting sustainable development by coordinating land use with existing and planning public infrastructure. The *Planning Act* instructs municipalities to make planning decisions that are consistent with the Provincial Planning Statement.

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Planning Statement*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to permit two buildings with heights of 18 storeys and an floor space index (FSI) of 1.7, while maintaining the existing **Residential High Density** designation. Further, a Zoning By-law Amendment is required to change the zone from **RA4-1** (Apartments) to **RA4-Exception (Apartments)** to capture the site specific performance regulations required to achieve the proposed development.

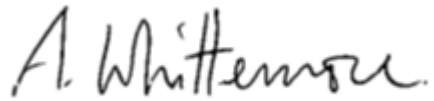
The proposed development respects the existing neighbourhood in terms of scale and transition, demonstrating compatibility through built form and noise mitigation techniques, and provides in-demand housing options in the form of rental units.

## Conclusion

In summary, the proposed development adds to the range of housing options in the area, demonstrates an appropriate unit mix to accommodate larger family-sized units, provides noise mitigation techniques to not impact abutting industrial lands, and offers a built form that is compatible with the surrounding neighbourhood. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

## Attachments

- Appendix 1: Information Report
- Appendix 2: Detailed Planning Analysis
- Appendix 3: Class 4 Noise Area Classification



---

Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Michal Stolarczyk, Development Planner